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TOTAL: 5653 sq. ft. 525 m2
 FLOOR 1: 1619 sq. ft, 150 m2, FLOOR 2: 1435 sq. ft, 133 m2, FLOOR 3: 636 sq. ft, 59 m2
 BALCONY: 67 sq. ft, 6 m2, LOW CEILING: 10 sq. ft, 1 m2
 Garage & Office: 1886 sq. ft, 175 m2
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to offer this prestigious six-bedroom semi-detached Edwardian villa for sale, situated on the esteemed Brook Road in Maghull, Liverpool. This property resides within a stunning and private established plot, exuding an appealing sense of approach. Perfectly blending modern conveniences with an abundance of character charm, this unique family home is truly one-of-a-kind. The generous plot, combined with the exquisite design and prime location, makes this home particularly appealing for discerning buyers.

Nearby, you'll find top-rated schools, convenient shops, and various amenities, making it an ideal location for families and professionals alike. Maghull is a highly desirable area known for its peaceful residential ambiance and excellent transport links. The property benefits from easy access to major road networks, including the M57 and M58 motorways, facilitating convenient commutes to Liverpool city centre and beyond. Additionally, Maghull railway station offers regular services, further enhancing connectivity. The local area boasts a variety of recreational facilities, parks, and cultural attractions, ensuring a vibrant community life.

Approaching the property, you are greeted by a beautifully maintained frontage and an inviting curb appeal. The villa stands proudly within its generous plot, surrounded by mature trees and well-tended gardens, providing a serene and picturesque setting. The driveway offers ample off-road parking, leading to a substantial four-car detached garage with an adjoining rear office area, perfect for home-working or additional storage.

The ground floor of the property features four dedicated reception rooms, all bathed in natural light and adorned with ornate period features. An extensive central reception hallway welcomes you home and sets the tone for the free-flowing family space inside. The large fitted kitchen, boasting premium oak units, integrated appliances, and contrasting granite work-surfaces with a breakfast bar, is complemented by an adjoining utility/laundry room. A modern family bathroom completes the ground floor, ensuring convenience and practicality.

The first floor comprises four double bedrooms, each enjoying modern decor and a selection of fitted wardrobes and storage facilities. A picturesque balcony overlooking the front gardens adds a touch of elegance. The extensive family bathroom features a bath, walk-in shower, WC, and vanity wash hand basin, while the main bedroom boasts a large en-suite bathroom finished in a contemporary tiled design. The second floor offers two additional double bedrooms and another bathroom, providing ample space for family and guests.

Externally, the grounds enjoy an uninterrupted field view to the rear, creating a tranquil and private outdoor space. A large premium patio terrace encircles the property, providing an ideal setting for outdoor gatherings, while the centrally turfed lawns are bordered by an array of trees, plants, and shrubs, enhancing the property's natural beauty.

The extensive 5,653 square feet of living space, coupled with gas central heating, double glazing, and significant development potential, make this stunning character property an excellent investment. Owning this home offers numerous benefits, including a desirable location, spacious and versatile living accommodation, and a private, beautifully maintained garden. This property seamlessly blends Edwardian charm with modern amenities, ensuring a comfortable and stylish living environment. An internal inspection is highly advised to fully appreciate the true scope and potential of this exceptional home.





KEY FEATURES

- Stunning Edwardian Semi Detached Property
- Six Spacious Bedrooms
- Three Storeys
- Circa 5653 Square Feet
- Four Reception Rooms
- Beautiful Kitchen
- Full of Period Features
- Large Rear Garden
- Ample Driveway Parking
- Detached Double Garage
- Desirable Area











